108.0	0002	0046.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	922,100	/	922,100
USE VALUE:	922,100	/	922,100
ASSESSED:	922,100	/	922,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
349		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC DONNELL TIMOTHY F
Owner 2:	MC DONNELL MARY ELLEN
Owner 3:	
Street 1:	349 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	REITSHAMER STEFAN -
Owner 2:	REITSHAMER ELISE -
Street 1:	349 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .196 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1957, having primarily Wood Shingle Exterior and 3113 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8549.000	448,600		473,500	922,100
Total Card	0.196	448,600		473,500	922,100
Total Parcel	0.196	448,600		473,500	922,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 296.23 | /Parcel: 296.23

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	69311
GIS Ref	
GIS Ref	
Insp Date	04/23/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 108.0-0002-0046.0

!8510!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	448,600	0	8,549.	473,500	922,100		Year end	12/23/2021
2021	101	FV	448,600	0	8,549.	473,500	922,100		Year End Roll	12/10/2020
2020	101	FV	448,600	0	8,549.	473,500	922,100	922,100	Year End Roll	12/18/2019
2019	101	FV	338,800	0	8,549.	480,300	819,100	819,100	Year End Roll	1/3/2019
2018	101	FV	338,800	0	8,549.	358,500	697,300	697,300	Year End Roll	12/20/2017
2017	101	FV	338,800	0	8,549.	324,700	663,500	663,500	Year End Roll	1/3/2017
2016	101	FV	338,800	0	8,549.	311,200	650,000	650,000	Year End	1/4/2016
2015	101	FV	300,100	0	8,549.	263,800	563,900	563,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:27:37

LAST REV

Date	Time
07/14/15	10:10:46
philc	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8510

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REITSHAMER STEF	38439-542		3/21/2003		395,000	No	No		
BOZZA MARIO	29690-2500		1/21/1999		247,500	No	No		A

USER DEFINED

Prior Id # 1:	69311
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2013	1329	Heat App	8,000	O				
7/2/2013	1005	Addition	160,000	C				
6/20/2013	890	Manual	2,500					

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2014	Meas/Inspect	PC	PHIL C
2/27/2014	Info Fm Prmt	EMK	Ellen K
2/25/2014	Info Fm Prmt	EMK	Ellen K
7/11/2013	Info Fm Prmt	EMK	Ellen K
12/8/2008	Measured	336	PATRIOT
7/21/2003	MLS	MM	Mary M
6/19/2000	MLS		
11/29/1999	Mailer Sent		
10/26/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8549		Sq. Ft.	Site		0	70.	0.79	5									473,532						473,500	

Total AC/HA:	0.19626	Total SF/SM:	8549	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	473,532	Spl Credit		Total:	473,500

EXTERIOR INFORMATION

Type:	9 - Contemporary
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07682920
Const Adj.:	0.99989998
Adj $ / SQ:	134.590
Other Features:	107591
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	551116
Depreciation:	102508
Depreciated Total:	448609

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

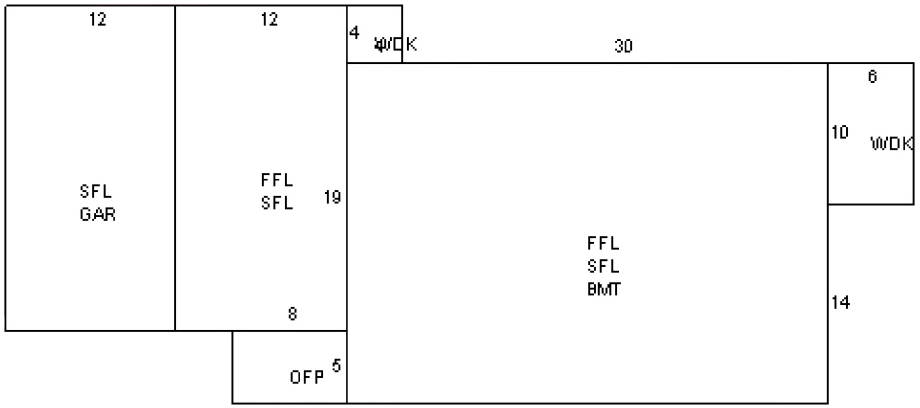
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	148.05
Special Features:	0	Val/Su Net:	122.30
Final Total:	448600	Val/Su SzAd	182.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,368	134.590	184,119
FFL	First Floor	1,092	134.590	146,972
BMT	Basement	816	64.600	52,716
GAR	Garage	276	24.060	6,639
WDK	Deck	76	16.000	1,216
OFP	Open Porch	40	44.000	1,760

Net Sketched Area:	3,668			Total:	393,422
Size Ad	2460	Gross Area	3668	FinArea	3113

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 108.0-0002-0046.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	